

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: Covington / 86

Previous Physical Inspection: 2009

Improved Sales:

Number of Sales: 354

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$86,200	\$175,800	\$262,000			
2010 Value	\$86,200	\$164,700	\$250,900	\$273,500	91.7%	7.20%
Change	\$0	-\$11,100	-\$11,100			
% Change	0.0%	-6.3%	-4.2%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

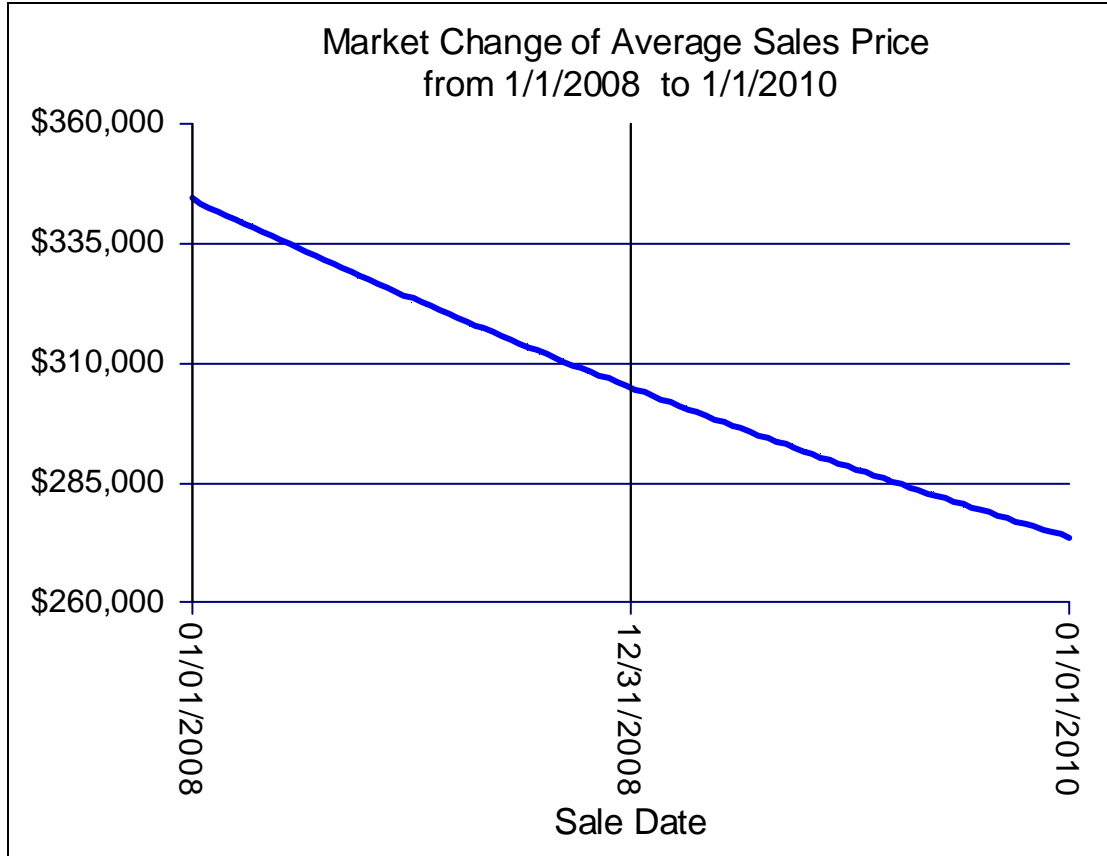
Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$87,900	\$160,100	\$248,000
2010 Value	\$87,900	\$150,000	\$237,900
Percent Change	0.0%	-6.3%	-4.1%

Number of one to three unit residences in the Population: 5396

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Plat 279980 (Glennwood) and Plat 950720 (Wood Crest) had higher average ratios in comparison to the rest of the population, which resulted in a larger downward adjustment. The remaining 96.8% of the population will have a slight downward adjustment applied. The formula adjusts for these differences, thus improving equalization.

Exceptions may be found in the Improved Parcel Update section.

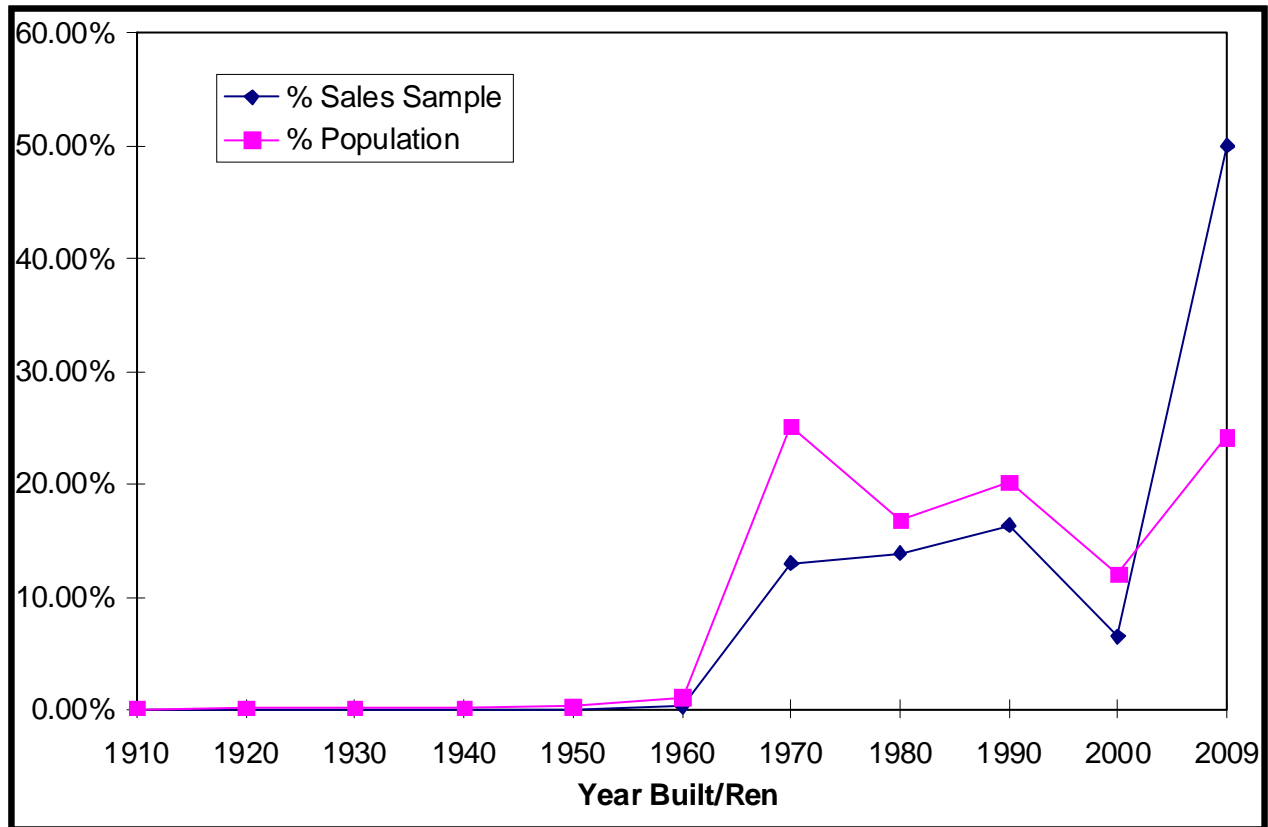
**Market Change of Average Sale Price in Area 86
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	1	0.28%
1970	46	12.99%
1980	49	13.84%
1990	58	16.38%
2000	23	6.50%
2009	177	50.00%
	354	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.04%
1920	4	0.07%
1930	7	0.13%
1940	4	0.07%
1950	15	0.28%
1960	59	1.09%
1970	1356	25.13%
1980	905	16.77%
1990	1090	20.20%
2000	648	12.01%
2009	1306	24.20%
	5396	

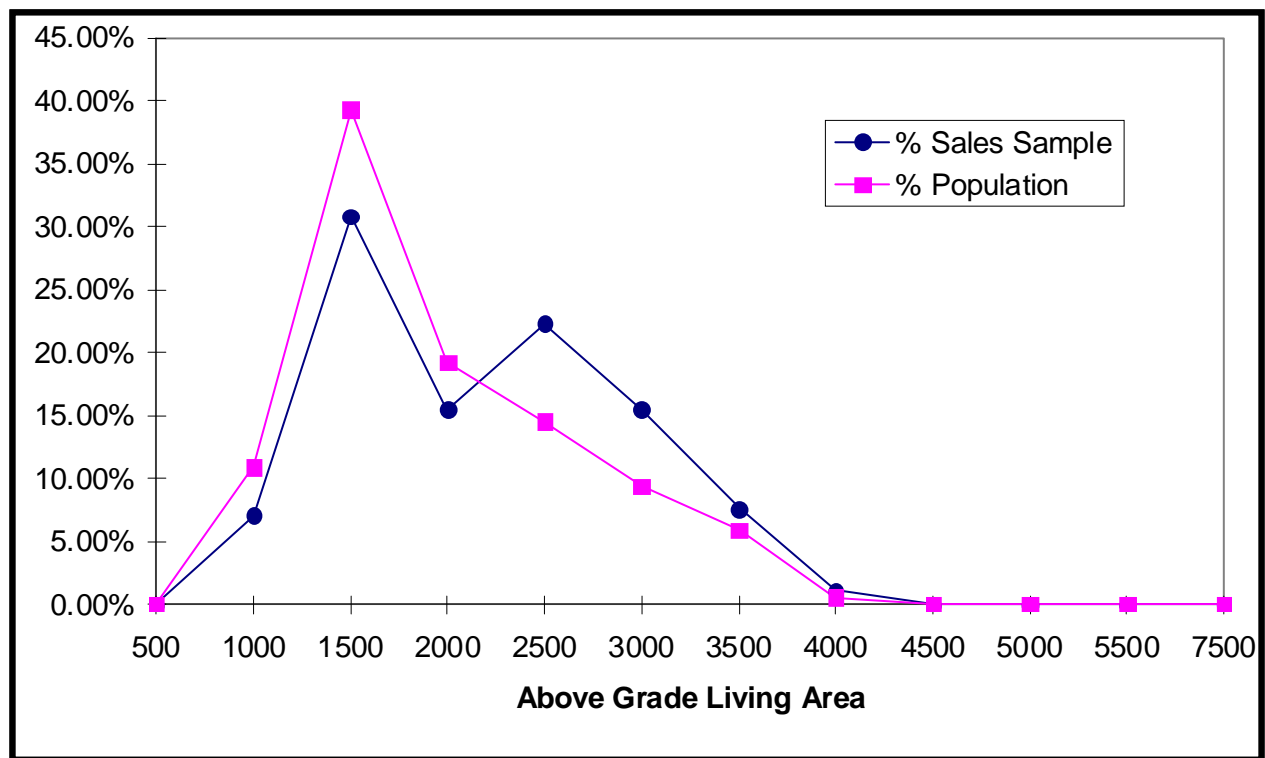


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	25	7.06%
1500	109	30.79%
2000	55	15.54%
2500	79	22.32%
3000	55	15.54%
3500	27	7.63%
4000	4	1.13%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	354	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	591	10.95%
1500	2121	39.31%
2000	1036	19.20%
2500	784	14.53%
3000	506	9.38%
3500	319	5.91%
4000	33	0.61%
4500	4	0.07%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	5396	

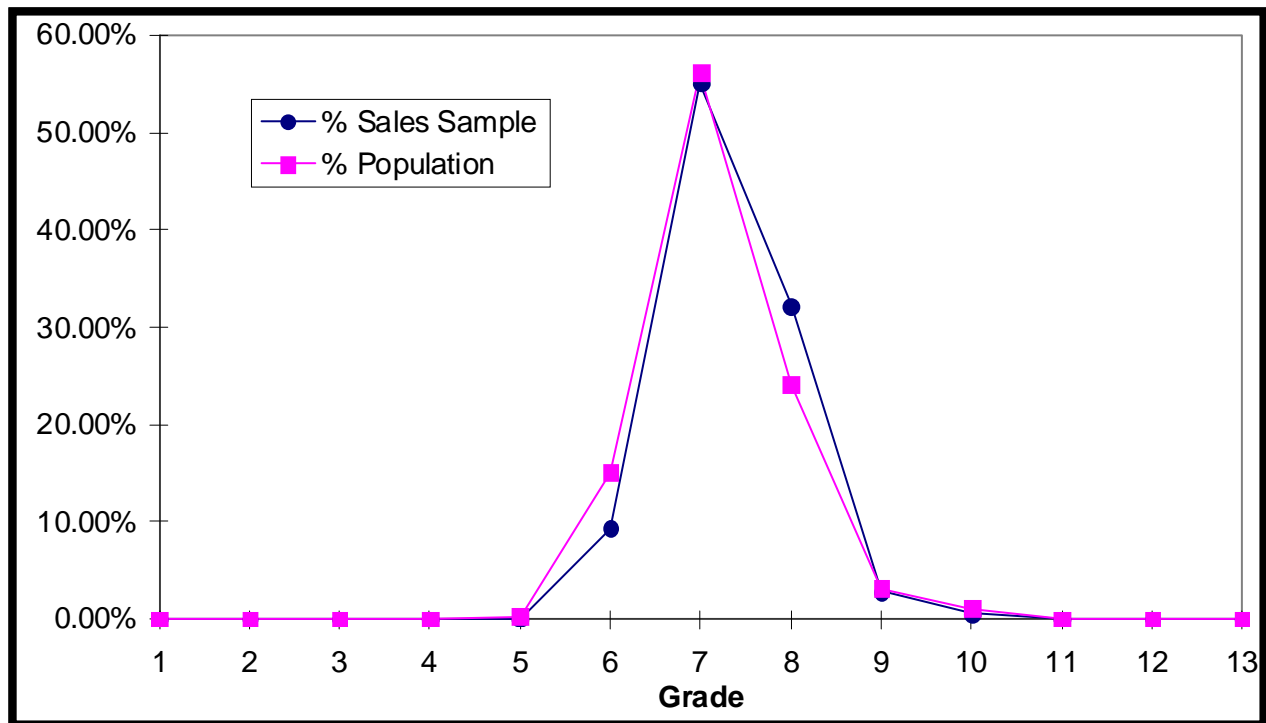


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

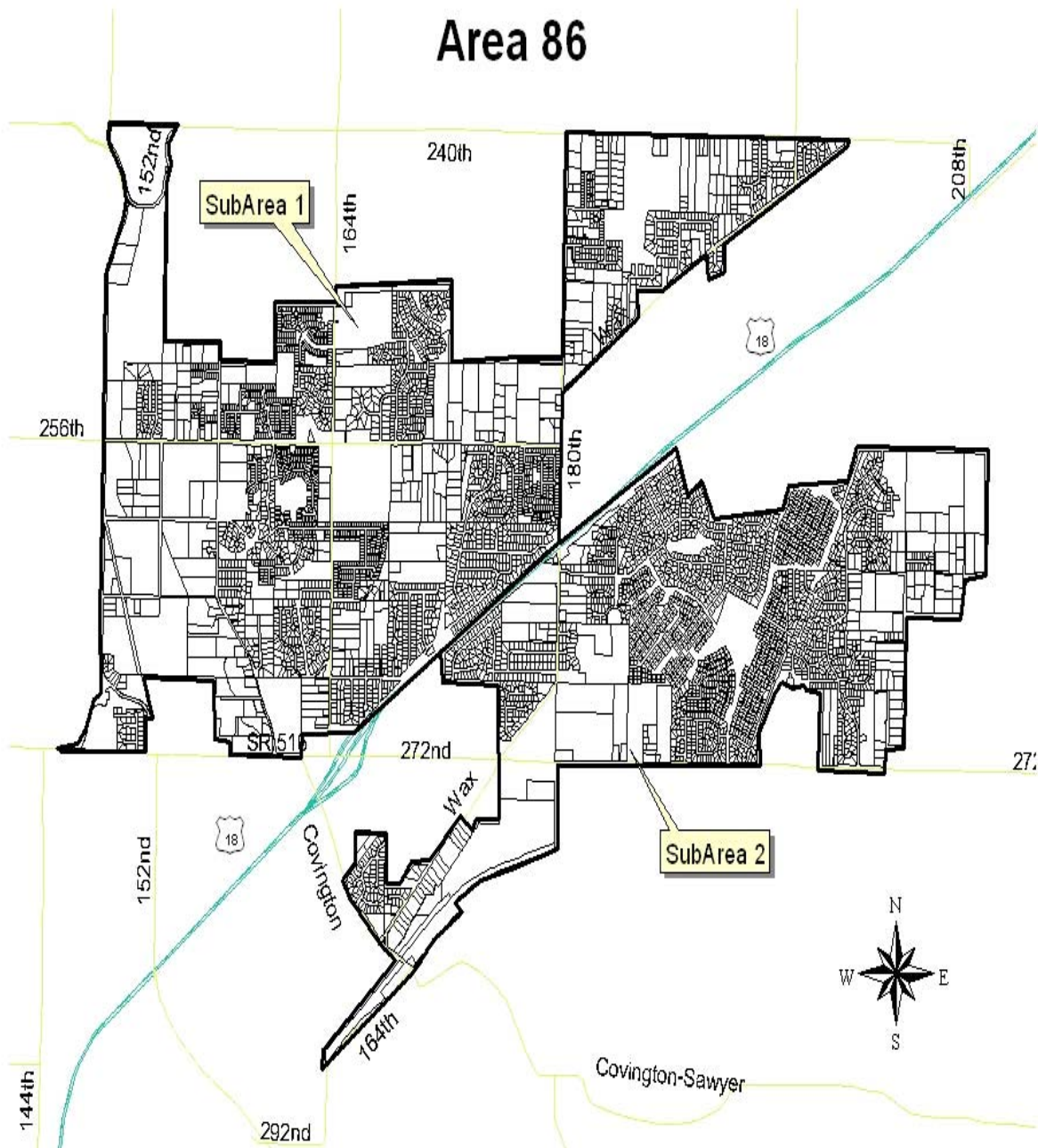
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	33	9.32%
7	195	55.08%
8	114	32.20%
9	10	2.82%
10	2	0.56%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	354	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	1	0.02%
5	15	0.28%
6	816	15.12%
7	3032	56.19%
8	1301	24.11%
9	170	3.15%
10	60	1.11%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	5396	



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Area 86



Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: August 5, 2010

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2008 through 1/1/2010 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/10. No additional adjustment to land value is required.

2010 Land Value = 2009 Land Value x 1.00, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Plat 279980 (Glennwood) and Plat 950720 (Wood Crest) had higher average ratios in comparison to the rest of the population, which resulted in a larger downward adjustment. The remaining 96.8% of the population will have a slight downward adjustment applied. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 354 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / .9583184 + .1124155*Plat279980_950720 x .925*

The resulting total value is rounded down to the next \$1,000, *then*:

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

* See Assessor's instructions page 36

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .958$
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .958$
- *If land value $\leq \$1,000$ no adjustment is applied.
- *If improvements and accessories $\leq \$1,000$ no further adjustment applied.
- * If adjusted land value falls $< \$1,000$, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $< \$1,000$, then improvement value = \$1,000 or previous, whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Homes received the Total % Change indicated by the sales sample.

$(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .958$

Model Validation

The resulting assessment level is 91.7%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -4.1%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes

Ratio studies of assessments before and after this annual update are included later in this report.

Area 86 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.925.

Standard Area Adjustment

-3.48%

**Plats 279980
(Glennwood)
& 950720
(Wood Crest)**

Yes

% Adjustment

-13.61%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Plat 279980 (Glennwood) or in Plat 960720 (Wood Crest) would *approximately* receive a -13.61% downward adjustment. 171 parcels in the improved population would receive this adjustment. There were 16 sales.

There were no properties that would receive a multiple variable adjustment.

Generally parcels in Plat 279980 and Plat 960720 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

96.8% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 86 Sale Price changes (Relative to 1/1/2010 valuation date.)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.793	-20.7%
2/1/2008	0.802	-19.8%
3/1/2008	0.810	-19.0%
4/1/2008	0.819	-18.1%
5/1/2008	0.828	-17.2%
6/1/2008	0.836	-16.4%
7/1/2008	0.845	-15.5%
8/1/2008	0.854	-14.6%
9/1/2008	0.862	-13.8%
10/1/2008	0.871	-12.9%
11/1/2008	0.880	-12.0%
12/1/2008	0.888	-11.2%
1/1/2009	0.897	-10.3%
2/1/2009	0.906	-9.4%
3/1/2009	0.914	-8.6%
4/1/2009	0.922	-7.8%
5/1/2009	0.931	-6.9%
6/1/2009	0.940	-6.0%
7/1/2009	0.948	-5.2%
8/1/2009	0.957	-4.3%
9/1/2009	0.966	-3.4%
10/1/2009	0.974	-2.6%
11/1/2009	0.983	-1.7%
12/1/2009	0.991	-0.9%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.819	\$430,000
Sale 2	\$475,000	10/1/2009	0.974	\$463,000
Sale 3	\$515,000	7/1/2009	0.948	\$488,000

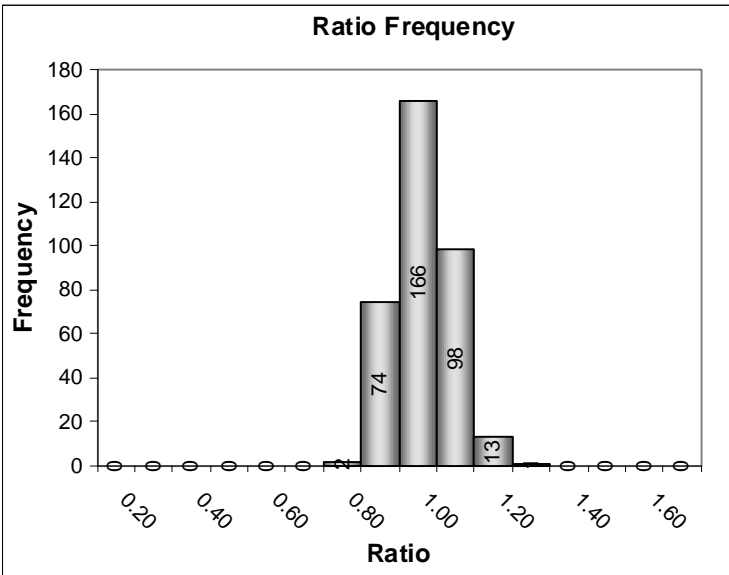
* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 86 is $(0.9583184 + 0.0002721819 * \text{SaleDay} + 0.1124155 * 0.04519774) / (0.9583184 + 0.1124155 * 0.04519774)$

SaleDay = SaleDate - 40179

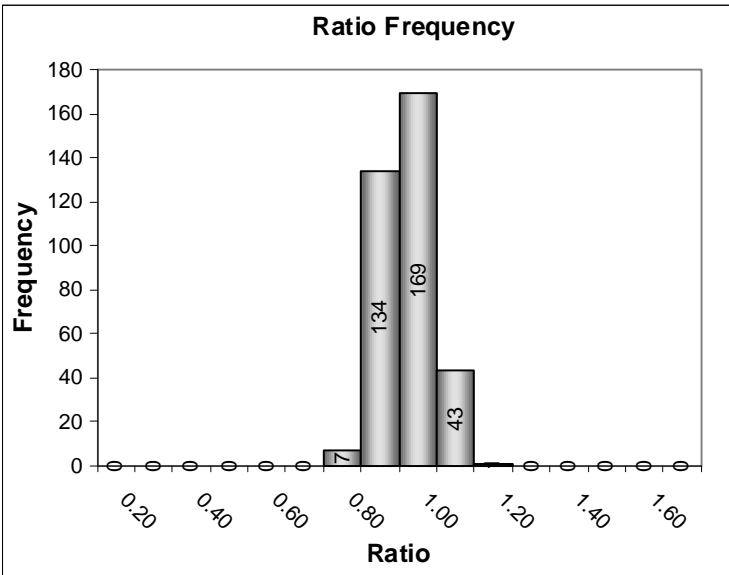
Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: S.E./TEAM 2	Appr. Date: 01/01/2009	Date of Report: 08/05/2010	Sales Dates: 1/2008 - 12/2009
Area COVINGTON	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	354		
Mean Assessed Value	262,000		
Mean Adj. Sales Price	273,500		
Standard Deviation AV	61,106		
Standard Deviation SP	68,101		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.963		
Median Ratio	0.959		
Weighted Mean Ratio	0.958		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 86 Sales Prices are adjusted for time to the Assessment Date of 1/1/2010	
Lowest ratio	0.766		
Highest ratio:	1.203		
Coefficient of Dispersion	6.24%		
Standard Deviation	0.074		
Coefficient of Variation	7.68%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.950		
Upper limit	0.969		
95% Confidence: Mean			
Lower limit	0.956		
Upper limit	0.971		
SAMPLE SIZE EVALUATION			
N (population size)	5396		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.074		
Recommended minimum:	9		
Actual sample size:	354		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	183		
# ratios above mean:	171		
z:	0.638		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: S.E./TEAM 2	Appr. Date: 01/01/2010	Date of Report: 08/05/2010	Sales Dates: 1/2008 - 12/2009
Area COVINGTON	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60. The y-axis is labeled 'Frequency' and ranges from 0 to 180. The histogram has four bars with the following frequencies: 7 for the first bar (approx. 0.70-0.80), 134 for the second bar (approx. 0.80-0.90), 169 for the third bar (approx. 0.90-1.00), and 43 for the fourth bar (approx. 1.00-1.10). There are also very small bars at the far left and right of the x-axis.</p>	
Sample size (n)	354		
Mean Assessed Value	250,900		
Mean Sales Price	273,500		
Standard Deviation AV	58,129		
Standard Deviation SP	68,101		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.923		
Median Ratio	0.921		
Weighted Mean Ratio	0.917		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 86 Uniformity has improved by application of the recommended values. Sales Prices are adjusted for time to the Assesment Date of 1/1/2010	
Lowest ratio	0.738		
Highest ratio:	1.101		
Coefficient of Dispersion	5.87%		
Standard Deviation	0.066		
Coefficient of Variation	7.20%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.911		
Upper limit	0.931		
95% Confidence: Mean			
Lower limit	0.916		
Upper limit	0.930		
SAMPLE SIZE EVALUATION			
N (population size)	5396		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.066		
Recommended minimum:	7		
Actual sample size:	354		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	182		
# ratios above mean:	172		
z:	0.531		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	242205	9141	5/15/09	\$209,999	\$196,000	980	6	2007	3	12035	N	N	25265 180TH AVE SE
001	571101	0020	6/29/09	\$207,500	\$197,000	1090	6	1969	4	10935	N	N	16318 SE 263RD PL
001	889860	0170	5/7/08	\$295,000	\$245,000	910	7	1981	4	15001	N	N	24616 185TH PL SE
001	809270	0250	5/4/09	\$230,000	\$214,000	920	7	1970	4	8470	N	N	17126 SE 264TH ST
001	809270	0280	8/12/08	\$255,000	\$218,000	940	7	1976	4	8470	N	N	17102 SE 264TH ST
001	546930	0270	9/18/09	\$206,000	\$200,000	1010	7	1975	3	8366	N	N	15024 SE 253RD PL
001	794210	0180	9/2/09	\$225,000	\$217,000	1010	7	1969	5	9600	N	N	18819 SE 244TH PL
001	794210	0170	8/13/09	\$235,000	\$226,000	1010	7	1969	5	9600	N	N	18811 SE 244TH PL
001	179550	0130	10/16/09	\$226,000	\$221,000	1040	7	1976	4	8645	N	N	26437 170TH AVE SE
001	794210	0320	6/12/08	\$210,000	\$176,000	1060	7	1971	4	13671	N	N	24625 190TH PL SE
001	179640	0190	1/5/09	\$239,900	\$215,000	1070	7	1968	3	9612	N	N	15611 SE 262ND PL
001	152281	0020	11/12/09	\$200,000	\$197,000	1080	7	1975	4	9690	N	N	19528 SE 241ST PL
001	809270	0310	2/12/09	\$207,200	\$188,000	1100	7	1975	3	8470	N	N	17014 SE 264TH ST
001	255082	0060	6/19/09	\$237,000	\$224,000	1100	7	1977	3	10001	N	N	26833 166TH PL SE
001	809270	0500	8/11/09	\$224,000	\$215,000	1150	7	1969	4	9600	N	N	26421 171ST AVE SE
001	809250	0780	11/13/09	\$230,000	\$227,000	1150	7	1967	3	9548	N	N	17224 SE 262ND ST
001	809260	0120	8/26/09	\$190,000	\$183,000	1160	7	1968	2	10720	N	N	17612 SE 260TH PL
001	546930	0250	10/2/09	\$225,000	\$219,000	1160	7	1972	4	6408	N	N	25310 150TH PL SE
001	546930	0500	7/18/08	\$257,400	\$219,000	1160	7	1972	4	8277	N	N	25527 151ST PL SE
001	794220	0070	6/25/08	\$230,000	\$194,000	1190	7	1968	4	9600	N	N	18537 SE 244TH PL
001	809200	0280	3/20/08	\$279,000	\$228,000	1190	7	1967	5	11280	N	N	17465 SE 262ND ST
001	776060	0240	6/15/09	\$249,950	\$236,000	1200	7	1977	4	10002	N	N	24097 196TH PL SE
001	809250	0360	3/30/09	\$269,000	\$248,000	1200	7	2000	3	12012	N	N	25965 172ND AVE SE
001	809270	0290	3/27/08	\$341,500	\$279,000	1200	7	1975	4	8470	N	N	17030 SE 264TH ST
001	776060	0090	6/7/09	\$215,000	\$202,000	1220	7	1976	3	9887	N	N	24071 197TH PL SE
001	255082	0030	8/26/08	\$258,000	\$222,000	1220	7	1977	4	9928	N	N	26815 166TH PL SE
001	186581	0370	8/11/08	\$285,000	\$244,000	1220	7	2007	3	7590	N	N	25145 170TH PL SE
001	186580	0060	11/13/08	\$264,950	\$234,000	1240	7	1969	3	6540	N	N	25405 168TH PL SE
001	546876	0100	5/27/09	\$267,000	\$250,000	1240	7	2009	3	5019	N	N	16321 SE 261ST CT
001	546876	0120	11/13/09	\$259,900	\$256,000	1240	7	2009	3	6750	N	N	16329 SE 261ST CT

Improved Sales Used in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	232981	0060	2/24/09	\$259,000	\$236,000	1250	7	1989	3	8458	N	N	24912 168TH PL SE
001	546930	0240	10/7/08	\$224,000	\$195,000	1260	7	1972	4	6440	N	N	25318 150TH PL SE
001	776060	0150	6/2/08	\$288,000	\$241,000	1270	7	1977	4	9622	N	N	24062 196TH PL SE
001	255081	0190	9/24/09	\$230,000	\$224,000	1280	7	1976	4	10220	N	N	26810 165TH PL SE
001	255081	0030	4/25/08	\$275,000	\$227,000	1280	7	1976	4	10220	N	N	26817 165TH PL SE
001	232981	0670	4/14/08	\$307,000	\$253,000	1280	7	1989	4	10838	N	N	25006 171ST AVE SE
001	776060	0160	12/9/08	\$300,000	\$267,000	1280	7	1977	4	11036	N	N	24054 196TH PL SE
001	794210	0300	9/12/08	\$230,000	\$199,000	1290	7	1968	3	10212	N	N	24614 190TH PL SE
001	262205	9139	4/24/09	\$237,000	\$220,000	1300	7	1973	4	11326	N	N	26506 156TH PL SE
001	809250	1100	3/13/08	\$283,500	\$231,000	1340	7	1964	3	12848	N	N	26227 173RD AVE SE
001	809250	0440	12/14/09	\$215,000	\$214,000	1450	7	1967	4	11625	N	N	26017 172ND AVE SE
001	923844	0090	4/10/08	\$292,000	\$240,000	1490	7	2002	3	4134	N	N	15720 SE 254TH PL
001	179550	0240	3/4/09	\$254,900	\$233,000	1500	7	1963	4	8645	N	N	26428 170TH AVE SE
001	232981	0290	3/27/08	\$305,000	\$249,000	1510	7	1990	4	7646	N	N	25010 170TH WAY SE
001	546540	0090	11/12/09	\$244,150	\$241,000	1530	7	1978	4	13612	N	N	26605 159TH AVE SE
001	232981	0420	5/27/08	\$308,950	\$258,000	1540	7	1989	4	7894	N	N	24913 168TH PL SE
001	232981	0650	7/17/09	\$273,000	\$260,000	1580	7	1989	3	7910	N	N	25024 171ST AVE SE
001	546876	0110	10/16/09	\$291,000	\$285,000	1650	7	2009	3	5248	N	N	16325 SE 261ST CT
001	856289	1270	10/1/08	\$287,000	\$250,000	1660	7	2003	3	3600	N	N	16309 SE 251ST ST
001	947850	0580	5/12/08	\$306,195	\$254,000	1690	7	2008	3	4473	N	N	17009 SE 263RD ST
001	947850	0590	10/27/08	\$318,280	\$280,000	1690	7	2008	3	4476	N	N	17013 SE 263RD ST
001	262205	9045	10/7/09	\$275,000	\$268,000	1740	7	1973	4	20442	N	N	15650 SE 265TH ST
001	232981	0640	10/28/08	\$299,950	\$264,000	1770	7	1990	3	7471	N	N	25030 171ST AVE SE
001	232981	0540	7/27/09	\$305,500	\$292,000	1830	7	1990	4	8324	N	N	17117 SE 251ST ST
001	232981	0300	4/8/08	\$332,500	\$273,000	1860	7	1989	4	7208	N	N	25004 170TH WAY SE
001	947850	1110	4/27/09	\$300,000	\$279,000	1860	7	2009	3	4351	N	N	26218 171ST PL SE
001	723730	0350	10/6/08	\$310,000	\$270,000	1880	7	2004	3	4000	N	N	16209 SE 259TH CT
001	723730	0240	6/9/08	\$335,000	\$281,000	1880	7	2004	3	4592	N	N	25909 163RD AVE SE
001	232980	0240	12/29/09	\$255,000	\$255,000	1900	7	1988	4	7194	N	N	16724 SE 251ST PL
001	184313	0210	7/2/08	\$305,000	\$258,000	1920	7	2005	3	4803	N	N	25324 161ST AVE SE
001	809250	0680	9/22/08	\$265,000	\$230,000	1950	7	1965	4	9548	N	N	17401 SE 261ST ST

Improved Sales Used in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	184313	0570	2/9/09	\$269,900	\$245,000	1950	7	2003	3	4556	N	N	15912 SE 255TH ST
001	947850	0650	6/16/08	\$319,580	\$269,000	1960	7	2008	3	5411	N	N	17107 SE 263RD ST
001	947850	0750	11/18/08	\$309,775	\$274,000	1960	7	2008	3	4500	N	N	17017 SE 263RD ST
001	184313	0600	3/7/08	\$318,000	\$258,000	2000	7	2003	3	4942	N	N	15826 SE 255TH ST
001	184313	0190	9/8/08	\$315,000	\$272,000	2030	7	2003	3	5493	N	N	25402 161ST AVE SE
001	947850	0710	6/2/08	\$334,780	\$280,000	2130	7	2008	3	4500	N	N	17014 SE 263RD ST
001	714070	1340	11/4/08	\$289,000	\$254,000	2150	7	2008	3	4512	N	N	18412 SE 242ND CT
001	714070	1350	9/23/08	\$292,000	\$254,000	2150	7	2008	3	5193	N	N	18410 SE 242ND CT
001	714070	0010	7/29/09	\$270,000	\$258,000	2150	7	2007	3	6949	N	N	18522 SE 240TH PL
001	723730	0920	2/19/08	\$295,000	\$238,000	2200	7	2004	3	3894	N	N	25629 160TH PL SE
001	723730	1230	11/3/09	\$265,000	\$261,000	2200	7	2004	3	4465	N	N	16114 SE 258TH ST
001	723730	0200	4/29/08	\$360,000	\$298,000	2200	7	2003	3	4000	N	N	25825 163RD AVE SE
001	723730	0150	10/6/09	\$320,000	\$312,000	2200	7	2004	3	5046	N	N	25723 163RD AVE SE
001	923844	0080	8/25/08	\$349,500	\$301,000	2230	7	2002	3	4919	N	N	15710 SE 254TH PL
001	184313	0070	3/30/09	\$299,000	\$276,000	2240	7	2003	3	5107	N	N	16103 SE 255TH PL
001	184313	0760	6/19/09	\$303,100	\$286,000	2240	7	2003	3	5000	N	N	25415 161ST AVE SE
001	184313	0220	12/8/08	\$355,000	\$316,000	2240	7	2003	3	5231	N	N	16102 SE 254TH ST
001	947850	0620	9/19/08	\$312,990	\$272,000	2250	7	2008	3	4488	N	N	17025 SE 263RD ST
001	947850	0640	5/6/08	\$330,000	\$274,000	2250	7	2008	3	4495	N	N	17103 SE 263RD ST
001	947850	0760	5/11/09	\$302,000	\$282,000	2250	7	2008	3	4557	N	N	17021 SE 263RD ST
001	947850	1040	2/17/09	\$310,000	\$282,000	2250	7	2009	3	4496	N	N	26219 171ST PL SE
001	947850	1050	9/26/08	\$334,980	\$291,000	2250	7	2008	3	4766	N	N	26223 171ST PL SE
001	947850	0610	7/23/08	\$342,550	\$292,000	2250	7	2008	3	4484	N	N	17021 SE 263RD ST
001	947850	0670	6/19/08	\$347,630	\$293,000	2250	7	2008	3	4500	N	N	17104 SE 263RD ST
001	947850	1080	12/9/08	\$330,260	\$294,000	2250	7	2008	3	4295	N	N	26230 171ST PL SE
001	947850	0690	8/4/08	\$357,045	\$305,000	2250	7	2008	3	4500	N	N	17022 SE 263RD ST
001	947850	0720	8/28/08	\$361,220	\$311,000	2250	7	2008	3	4500	N	N	17010 SE 263RD ST
001	947850	0560	9/15/08	\$369,000	\$320,000	2250	7	2008	3	4465	N	N	17001 SE 263RD ST
001	184313	0890	11/18/08	\$365,000	\$323,000	2250	7	2003	3	5244	N	N	25413 160TH PL SE
001	947850	0730	8/29/08	\$382,675	\$330,000	2250	7	2008	3	4500	N	N	17006 SE 263RD ST
001	252205	9113	6/25/08	\$276,500	\$233,000	2260	7	1960	4	13068	N	N	26627 168TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	184313	0560	4/9/09	\$319,950	\$296,000	2330	7	2003	3	5730	N	N	15907 SE 254TH PL
001	184313	0970	10/23/09	\$305,000	\$299,000	2330	7	2003	3	5816	N	N	25434 160TH AVE SE
001	723730	0910	3/27/09	\$295,000	\$272,000	2350	7	2004	3	4643	N	N	25625 160TH PL SE
001	723730	0680	8/18/08	\$345,000	\$296,000	2400	7	2004	3	4407	N	N	25624 162ND PL SE
001	714070	0210	2/9/09	\$285,000	\$259,000	2500	7	2007	3	5186	N	N	24122 187TH CT SE
001	947850	0550	6/17/09	\$309,940	\$293,000	2570	7	2009	3	4463	N	N	17013 SE 263RD ST
001	947850	1070	4/28/09	\$339,990	\$316,000	2570	7	2009	3	4847	N	N	26308 171ST PL SE
001	947850	0600	8/6/08	\$371,910	\$318,000	2570	7	2008	3	4480	N	N	17017 SE 263RD ST
001	947850	0740	11/26/08	\$358,305	\$318,000	2570	7	2008	3	4500	N	N	17002 SE 263RD ST
001	947850	0700	7/18/08	\$385,740	\$328,000	2570	7	2008	3	4500	N	N	17018 SE 263RD ST
001	947850	0680	10/9/08	\$383,665	\$335,000	2570	7	2008	3	4500	N	N	17026 SE 263RD ST
001	947850	1030	5/1/09	\$360,507	\$336,000	2570	7	2009	3	4500	N	N	26215 171ST PL SE
001	947850	0770	5/26/09	\$375,000	\$352,000	2570	7	2009	3	4557	N	N	16923 SE 262ND ST
001	947850	0660	4/24/08	\$349,795	\$289,000	2620	7	2008	3	4704	N	N	17108 SE 263RD ST
001	947850	0630	9/2/08	\$343,230	\$296,000	2620	7	2008	3	4491	N	N	17029 SE 263RD ST
001	947850	0570	9/12/08	\$343,235	\$297,000	2620	7	2008	3	4469	N	N	17005 SE 263RD ST
001	947850	1060	10/1/08	\$385,960	\$336,000	2620	7	2008	3	6057	N	N	26312 171ST PL SE
001	614765	0080	3/12/09	\$310,000	\$284,000	2730	7	2005	3	4590	N	N	24223 181ST PL SE
001	614765	0220	4/24/09	\$307,800	\$286,000	3020	7	2005	3	6771	N	N	24244 181ST PL SE
001	184313	0910	7/1/08	\$384,000	\$324,000	3080	7	2003	3	5250	N	N	16017 SE 254TH ST
001	714070	0250	11/17/08	\$315,000	\$279,000	3350	7	2008	3	7896	N	N	24106 187TH CT SE
001	262205	9104	10/23/09	\$350,000	\$343,000	1350	8	1977	4	28835	N	N	26424 148TH AVE SE
001	019350	0020	6/16/09	\$235,400	\$222,000	1470	8	1968	4	9680	N	N	27036 150TH PL SE
001	756945	0480	10/13/09	\$260,000	\$254,000	1680	8	2003	3	4226	N	N	16331 SE 260TH ST
001	756945	0070	4/8/09	\$277,000	\$256,000	1680	8	2003	3	3825	N	N	16206 SE 260TH ST
001	756945	0450	8/1/08	\$323,000	\$276,000	1680	8	2003	3	6389	N	N	16317 SE 260TH ST
001	262175	0340	10/3/08	\$333,000	\$290,000	1690	8	1997	3	9087	N	N	17508 SE 257TH ST
001	184310	0470	5/19/08	\$330,000	\$275,000	1810	8	1989	3	8301	N	N	25405 162ND PL SE
001	669900	0880	2/12/08	\$350,000	\$282,000	1840	8	2002	3	5500	N	N	25725 178TH PL SE
001	001190	0080	5/22/08	\$320,000	\$267,000	1920	8	2004	3	4800	N	N	15420 SE 252ND PL
001	714070	0960	2/22/08	\$332,505	\$269,000	1990	8	2008	3	4761	N	N	24214 185TH LOOP SE

Improved Sales Used in this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	756945	0020	8/25/08	\$335,000	\$288,000	2020	8	2003	3	3825	N	N	16322 SE 260TH ST
001	665470	0170	3/20/08	\$390,000	\$318,000	2020	8	2003	3	11812	N	N	24602 183RD PL SE
001	279980	0500	9/18/08	\$286,500	\$248,000	2030	8	2003	3	4617	N	N	26303 164TH PL SE
001	279980	0230	3/27/09	\$295,000	\$272,000	2030	8	2004	3	5575	N	N	16708 SE 262ND PL
001	508790	0080	8/5/08	\$363,197	\$310,000	2050	8	2008	3	6505	N	N	25304 176TH AVE SE
001	665470	0480	3/18/09	\$343,000	\$315,000	2050	8	2003	3	7358	N	N	18307 SE 246TH ST
001	508790	0120	5/20/08	\$419,989	\$350,000	2050	8	2008	3	4773	N	N	25320 176TH AVE SE
001	184310	0030	7/21/08	\$389,777	\$332,000	2080	8	1990	3	6199	N	N	16314 SE 254TH ST
001	669900	1390	5/28/08	\$308,000	\$257,000	2090	8	2002	3	4500	N	N	17911 SE 259TH ST
001	669900	0930	11/6/09	\$265,000	\$261,000	2090	8	2003	3	4821	N	N	17808 SE 259TH PL
001	669900	0980	8/12/08	\$320,000	\$274,000	2090	8	2003	3	7170	N	N	17724 SE 259TH PL
001	184310	0460	10/17/08	\$415,000	\$363,000	2140	8	1989	3	8256	N	N	16123 SE 254TH ST
001	689251	0320	1/28/09	\$289,900	\$262,000	2160	8	2002	3	4847	N	N	25420 156TH PL SE
001	689251	0320	1/27/09	\$289,900	\$262,000	2160	8	2002	3	4847	N	N	25420 156TH PL SE
001	689251	0240	9/24/08	\$319,000	\$277,000	2160	8	2001	3	4620	N	N	25501 157TH AVE SE
001	192206	9192	11/20/08	\$300,000	\$266,000	2190	8	1984	3	26880	N	N	18915 SE 240TH ST
001	714070	0920	10/5/09	\$315,000	\$307,000	2200	8	2008	3	4409	N	N	24304 185TH LOOP SE
001	714070	0910	10/14/09	\$329,200	\$322,000	2200	8	2008	3	4341	N	N	24306 185TH LOOP SE
001	714070	0930	5/18/09	\$350,000	\$327,000	2200	8	2008	3	4531	N	N	24222 185TH LOOP SE
001	950720	0750	8/7/09	\$303,000	\$290,000	2210	8	2004	3	5001	N	N	16527 SE 260TH ST
001	714070	0970	2/22/08	\$350,665	\$283,000	2280	8	2008	3	5605	N	N	24212 185TH LOOP SE
001	714070	0300	6/9/08	\$341,970	\$287,000	2280	8	2008	3	6386	N	N	24109 184TH AVE SE
001	714070	0540	7/3/08	\$345,000	\$292,000	2280	8	2006	3	5461	N	N	24402 183RD AVE SE
001	714070	1070	4/15/08	\$389,979	\$321,000	2280	8	2008	3	5678	N	N	24100 184TH AVE SE
001	020003	0020	11/6/08	\$315,000	\$278,000	2330	8	2003	3	6450	N	N	15512 SE 255TH ST
001	262175	0250	6/17/09	\$355,000	\$335,000	2350	8	1997	3	11388	N	N	25746 174TH PL SE
001	689251	0030	4/9/08	\$350,000	\$288,000	2370	8	2001	3	4380	N	N	25429 156TH PL SE
001	184310	0190	7/29/09	\$340,000	\$325,000	2400	8	1989	3	7469	N	N	25341 163RD AVE SE
001	508790	0090	8/20/08	\$410,914	\$353,000	2410	8	2008	3	5133	N	N	25308 176TH AVE SE
001	950720	0120	2/12/08	\$305,952	\$246,000	2420	8	2004	3	4500	N	N	16536 SE 260TH ST
001	714070	1100	7/29/08	\$372,810	\$318,000	2420	8	2008	3	5962	N	N	24101 185TH LOOP SE

Improved Sales Used in this Annual Update Analysis
Area 86
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	508790	0100	9/5/08	\$379,246	\$327,000	2420	8	2008	3	4928	N	N	25312 176TH AVE SE
001	856289	0760	10/20/09	\$326,500	\$320,000	2430	8	2002	3	4991	N	N	16024 SE 250TH CT
001	856289	0900	3/12/09	\$351,500	\$322,000	2430	8	2003	3	5000	N	N	16102 SE 251ST ST
001	856289	0740	3/11/08	\$439,000	\$357,000	2430	8	2001	3	6413	N	N	16106 SE 250TH CT
001	508790	0070	3/24/08	\$373,789	\$305,000	2440	8	2008	3	4923	N	N	25303 176TH AVE SE
001	151592	0090	9/9/09	\$349,500	\$338,000	2440	8	1994	3	18674	N	N	26127 162ND AVE SE
001	669900	0500	4/9/08	\$337,950	\$278,000	2460	8	2001	3	5000	N	N	25822 179TH PL SE
001	508790	0140	8/22/08	\$387,620	\$333,000	2500	8	2008	3	5980	N	N	25402 176TH AVE SE
001	508790	0040	7/28/08	\$391,603	\$334,000	2500	8	2008	3	5995	N	N	25315 176TH AVE SE
001	508790	0160	9/9/08	\$393,390	\$340,000	2500	8	2008	3	6364	N	N	25410 176TH AVE SE
001	184310	0500	3/28/08	\$415,000	\$339,000	2510	8	1990	3	10172	N	N	25423 162ND PL SE
001	950720	0140	11/5/08	\$311,500	\$274,000	2530	8	2004	3	4500	N	N	16548 SE 260TH ST
001	508790	0170	8/20/08	\$403,962	\$347,000	2530	8	2008	3	11119	N	N	25414 176TH AVE SE
001	508790	0110	10/29/09	\$369,950	\$363,000	2530	8	2008	3	5031	N	N	25316 176TH AVE SE
001	262175	0470	11/10/09	\$369,000	\$364,000	2530	8	1997	3	17433	N	N	25723 176TH PL SE
001	508790	0130	5/12/08	\$462,353	\$384,000	2530	8	2008	3	4951	N	N	25324 176TH AVE SE
001	714070	0270	6/25/09	\$325,000	\$308,000	2550	8	2009	3	4387	N	N	24103 184TH AVE SE
001	714070	0260	6/2/08	\$397,135	\$332,000	2550	8	2008	3	4802	N	N	24101 184TH AVE SE
001	714070	1130	7/10/08	\$394,355	\$334,000	2550	8	2008	3	5000	N	N	24201 185TH LOOP SE
001	714070	0790	5/29/09	\$325,000	\$305,000	2620	8	2008	3	4802	N	N	24414 184TH CT SE
001	714070	1110	4/22/08	\$410,915	\$339,000	2620	8	2008	3	4991	N	N	24103 185TH LOOP SE
001	669900	0920	2/10/09	\$326,500	\$297,000	2630	8	2003	3	5882	N	N	25817 178TH PL SE
001	714070	1150	5/8/09	\$344,435	\$321,000	2640	8	2008	3	5000	N	N	24205 185TH LOOP SE
001	508790	0050	6/4/09	\$369,950	\$348,000	2710	8	2008	3	4960	N	N	25311 176TH AVE SE
001	508790	0150	9/3/08	\$474,938	\$410,000	2710	8	2008	3	6421	N	N	25406 176TH AVE SE
001	669900	1170	6/23/08	\$350,000	\$295,000	2740	8	2002	3	6576	N	N	25737 179TH PL SE
001	669900	0150	11/20/09	\$335,000	\$331,000	2740	8	2002	3	5613	N	N	25825 177TH PL SE
001	252205	9080	2/16/09	\$375,000	\$341,000	2740	8	1978	4	118047	N	N	17023 SE 257TH PL
001	669900	0400	12/8/08	\$320,000	\$285,000	2760	8	2002	3	4905	N	N	25806 178TH PL SE
001	714070	0530	12/18/08	\$345,000	\$308,000	2800	8	2006	3	4998	N	N	24406 183RD AVE SE
001	714070	0570	11/26/08	\$357,000	\$317,000	2800	8	2006	3	5000	N	N	24411 183RD CT SE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	856289	0030	10/2/08	\$374,950	\$327,000	2850	8	2001	3	6114	N	N	25018 163RD PL SE
001	856289	0730	10/24/08	\$420,000	\$369,000	2870	8	2001	3	5891	N	N	24927 161ST PL SE
001	429900	0010	12/8/09	\$310,000	\$308,000	2900	8	2005	3	5311	N	N	15811 SE 262ND PL
001	429900	0150	5/15/08	\$419,900	\$349,000	2900	8	2005	3	4806	N	N	15906 SE 262ND PL
001	279980	0350	8/25/09	\$292,500	\$282,000	2910	8	2003	3	4750	N	N	16520 SE 262ND PL
001	950720	0290	7/18/08	\$334,900	\$285,000	2910	8	2004	3	5000	Y	N	26026 167TH PL SE
001	950720	0850	9/10/09	\$299,900	\$290,000	2910	8	2004	3	4483	N	N	16425 SE 260TH ST
001	950720	0620	1/23/08	\$375,000	\$300,000	2910	8	2004	3	4797	N	N	16615 SE 260TH ST
001	856289	0950	4/10/09	\$370,000	\$342,000	2910	8	2003	3	5000	N	N	16008 SE 251ST ST
001	856289	1070	9/23/08	\$435,000	\$378,000	2910	8	2003	3	5041	N	N	25121 161ST PL SE
001	856289	0260	3/24/09	\$439,000	\$404,000	2910	8	2001	3	6187	N	N	16306 SE 250TH PL
001	856289	1050	5/8/08	\$499,000	\$414,000	2910	8	2003	3	5464	N	N	25109 161ST PL SE
001	665470	0070	8/1/08	\$430,000	\$367,000	3020	8	2003	3	6998	N	N	18116 SE 246TH ST
001	508790	0060	3/4/08	\$475,085	\$385,000	3070	8	2008	3	6813	N	N	25307 176TH AVE SE
001	856289	0430	2/13/08	\$425,000	\$342,000	3110	8	2002	3	5048	N	N	16211 SE 249TH PL
001	856289	0410	4/23/08	\$462,000	\$381,000	3110	8	2002	3	5668	N	N	16203 SE 249TH PL
001	856289	0460	4/14/09	\$434,000	\$402,000	3110	8	2002	3	8894	N	N	16229 SE 249TH PL
001	279980	0070	5/15/09	\$335,000	\$313,000	3140	8	2004	3	5365	N	N	26230 165TH PL SE
001	714070	1140	10/20/08	\$369,990	\$324,000	3140	8	2008	3	5000	N	N	24203 185TH LOOP SE
001	669900	0480	2/4/08	\$351,000	\$282,000	3190	8	2002	3	6541	N	N	25834 179TH PL SE
001	669900	1540	2/26/09	\$345,000	\$315,000	3220	8	2002	3	6128	N	N	17804 SE 259TH ST
001	669900	1230	7/11/08	\$380,000	\$322,000	3220	8	2002	3	5827	N	N	25707 179TH PL SE
001	669900	1190	11/25/09	\$344,998	\$341,000	3220	8	2002	3	5799	N	N	25727 179TH PL SE
001	714070	0940	9/23/08	\$463,000	\$402,000	3220	8	2007	3	5356	N	N	24220 185TH LOOP SE
001	714070	0950	4/1/08	\$510,000	\$418,000	3220	8	2007	3	6153	N	N	24218 185TH LOOP SE
001	714070	0580	8/6/08	\$393,000	\$336,000	3250	8	2007	3	5010	N	N	24415 183RD CT SE
001	950720	0710	2/24/09	\$300,000	\$274,000	3370	8	2005	3	5230	N	N	26101 166TH PL SE
001	950720	0740	6/1/09	\$299,900	\$282,000	3370	8	2004	3	5250	N	N	16531 SE 260TH ST
001	950720	0220	9/3/08	\$348,000	\$300,000	3370	8	2004	3	4947	N	N	16648 SE 260TH ST
001	950720	0300	2/18/09	\$339,000	\$309,000	3370	8	2004	3	5000	Y	N	26032 167TH PL SE
001	714070	0320	3/16/09	\$399,990	\$367,000	3370	8	2007	3	5409	N	N	24113 184TH AVE SE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	714070	1010	5/6/08	\$461,560	\$383,000	3370	8	2008	3	7235	N	N	24204 185TH LOOP SE
001	279980	0320	1/20/09	\$355,000	\$320,000	3490	8	2005	3	4750	N	N	16604 SE 262ND PL
001	950720	0430	8/25/08	\$375,000	\$323,000	3490	8	2004	3	5420	N	N	26030 166TH PL SE
001	669900	1070	9/16/08	\$369,900	\$321,000	3560	8	2003	3	6050	N	N	25720 177TH PL SE
001	669900	1150	5/19/08	\$389,950	\$325,000	3560	8	2002	3	5917	N	N	25736 178TH PL SE
001	714070	0750	9/8/08	\$420,000	\$363,000	1680	9	2007	3	5636	N	N	24430 184TH CT SE
001	714070	0770	7/11/08	\$449,500	\$381,000	2250	9	2006	3	5593	N	N	24424 184TH CT SE
001	508790	0010	12/29/08	\$408,000	\$366,000	2500	9	2008	3	5988	N	N	25401 176TH AVE SE
001	714070	0810	4/23/08	\$480,000	\$396,000	2660	9	2006	3	5860	N	N	24406 184TH CT SE
001	252205	9252	8/14/08	\$580,000	\$497,000	2680	9	2008	3	27491	N	N	16508 SE 268TH ST
001	564130	0320	3/7/08	\$480,000	\$390,000	2890	9	2004	3	4662	N	N	25902 158TH AVE SE
001	680630	0680	3/12/08	\$539,000	\$438,000	3000	9	1994	3	8560	N	N	26443 161ST PL SE
001	714070	0780	11/13/08	\$410,000	\$362,000	3010	9	2006	3	7383	N	N	24418 184TH CT SE
001	858640	0117	5/22/09	\$817,000	\$765,000	3560	10	2008	3	126324	N	N	26302 148TH AVE SE
001	571100	0070	8/18/08	\$725,000	\$622,000	3590	10	2006	3	9702	Y	N	16449 SE 264TH ST
002	865144	0120	9/8/08	\$206,400	\$178,000	820	6	1977	4	5200	N	N	26438 189TH AVE SE
002	865141	0080	11/19/09	\$155,000	\$153,000	840	6	1969	4	5200	N	N	19419 SE 265TH ST
002	865140	1610	1/14/08	\$221,000	\$176,000	840	6	1968	4	5200	N	N	19414 SE 267TH ST
002	865140	1990	6/23/08	\$195,000	\$164,000	860	6	1968	4	5200	N	N	18848 SE 269TH ST
002	127400	0080	2/27/08	\$263,950	\$214,000	880	6	1967	4	12960	N	N	17636 SE 266TH PL
002	865140	1340	11/9/09	\$175,000	\$172,000	890	6	1968	4	5200	N	N	19443 SE 266TH ST
002	865144	2730	6/18/08	\$224,950	\$189,000	900	6	1978	4	4875	N	N	18721 SE 268TH ST
002	865144	1420	3/10/08	\$251,500	\$204,000	900	6	1977	4	5200	N	N	18612 SE 265TH ST
002	865144	1820	4/18/08	\$257,450	\$212,000	900	6	1970	4	5200	N	N	18500 SE 267TH ST
002	865140	0680	10/7/09	\$175,000	\$171,000	920	6	1969	4	5200	N	N	19230 SE 269TH ST
002	865140	0270	11/24/09	\$175,450	\$174,000	920	6	1969	4	5200	N	N	19256 SE 268TH ST
002	865141	0540	5/9/08	\$239,700	\$199,000	920	6	1969	4	4770	N	N	19402 SE 264TH ST
002	865140	0980	2/12/09	\$186,000	\$169,000	960	6	1968	5	4550	N	N	19480 SE 266TH ST
002	076651	0080	1/31/08	\$220,000	\$176,000	960	6	1977	4	10125	N	N	18253 SE 262ND PL
002	865141	0750	10/9/09	\$173,500	\$169,000	980	6	1969	4	5200	N	N	26108 197TH AVE SE
002	865140	1790	12/28/09	\$180,000	\$180,000	980	6	1968	2	6216	N	N	26603 190TH AVE SE

Improved Sales Used in this Annual Update Analysis
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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	865140	1570	3/11/08	\$235,000	\$191,000	1020	6	1990	4	5200	N	N	19422 SE 267TH ST
002	865143	1150	12/24/08	\$177,000	\$158,000	1050	6	1969	4	5525	N	N	25719 198TH PL SE
002	865140	0580	6/22/09	\$185,000	\$175,000	1050	6	1969	4	5525	N	N	26811 194TH AVE SE
002	865140	1100	2/20/08	\$219,000	\$177,000	1090	6	1968	4	4550	N	N	19446 SE 266TH ST
002	865141	0120	5/28/09	\$184,950	\$174,000	1100	6	1969	4	5200	N	N	19503 SE 265TH ST
002	865141	0940	2/4/08	\$255,000	\$205,000	1120	6	1969	4	5330	N	N	19502 SE 261ST ST
002	865140	2180	9/24/08	\$235,000	\$204,000	1130	6	1968	4	4875	N	N	19015 SE 269TH ST
002	865140	1930	9/21/09	\$170,000	\$165,000	1150	6	1968	4	5200	N	N	26661 190TH AVE SE
002	865141	0430	9/25/09	\$188,750	\$184,000	1190	6	1969	4	4770	N	N	19415 SE 264TH ST
002	865140	2850	7/7/08	\$222,000	\$188,000	1240	6	1969	4	5330	N	N	26618 190TH AVE SE
002	865140	2280	12/17/08	\$200,000	\$179,000	1350	6	1968	4	5330	N	N	19053 SE 269TH ST
002	865140	1820	11/5/08	\$230,000	\$203,000	1350	6	1968	4	5925	N	N	26609 190TH AVE SE
002	865140	1640	3/18/08	\$243,000	\$198,000	1400	6	1969	4	5963	N	N	26608 191ST PL SE
002	865140	2470	6/24/09	\$205,000	\$194,000	1570	6	1968	5	5460	N	N	26705 191ST PL SE
002	865141	0140	9/21/09	\$190,000	\$185,000	1600	6	1969	3	5780	N	N	19509 SE 265TH ST
002	865144	1150	5/15/09	\$214,800	\$201,000	910	7	1977	4	5200	N	N	26313 185TH PL SE
002	865144	0900	10/3/08	\$262,000	\$228,000	910	7	1977	4	8100	N	N	26310 186TH AVE SE
002	127450	0840	7/14/08	\$239,000	\$203,000	960	7	1968	5	12166	N	N	26513 172ND PL SE
002	865144	0650	5/9/08	\$271,400	\$225,000	970	7	1977	3	5200	N	N	26422 187TH AVE SE
002	865144	3220	11/3/09	\$194,500	\$191,000	1000	7	1977	4	5200	N	N	26441 189TH AVE SE
002	127450	0560	10/22/09	\$215,000	\$211,000	1010	7	1968	4	9600	N	N	26532 175TH AVE SE
002	865144	0580	7/29/09	\$210,000	\$201,000	1020	7	1977	4	5200	N	N	26506 187TH AVE SE
002	865144	2300	6/4/08	\$259,900	\$218,000	1030	7	1977	4	4875	N	N	26628 TIMBERLANE DR SE
002	865144	0870	6/24/09	\$240,000	\$227,000	1030	7	1977	4	6840	N	N	26309 186TH AVE SE
002	865144	0680	2/18/09	\$250,000	\$228,000	1030	7	1977	4	5200	N	N	26416 187TH AVE SE
002	865144	0890	9/10/08	\$275,800	\$239,000	1030	7	1977	4	7980	N	N	26314 186TH AVE SE
002	865144	0880	5/6/09	\$201,500	\$188,000	1040	7	1977	4	7980	N	N	26313 186TH AVE SE
002	179620	0190	7/7/09	\$207,000	\$197,000	1050	7	1977	4	10220	N	N	27746 166TH AVE SE
002	864821	0040	2/7/08	\$275,000	\$221,000	1050	7	1985	4	8126	N	N	26605 198TH AVE SE
002	864821	0150	7/9/09	\$237,500	\$226,000	1050	7	1985	4	7290	N	N	19855 SE 267TH PL
002	865144	3010	4/28/09	\$199,000	\$185,000	1060	7	1977	4	5200	N	N	26616 188TH AVE SE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	291661	0020	6/17/09	\$254,000	\$240,000	1080	7	1983	4	7508	N	N	26231 197TH AVE SE
002	864821	0280	8/2/09	\$263,000	\$252,000	1080	7	1988	3	7316	N	N	20010 SE 268TH ST
002	179620	0410	1/3/08	\$260,000	\$206,000	1090	7	1977	4	10500	N	N	27619 168TH AVE SE
002	179638	1120	6/12/08	\$280,000	\$235,000	1090	7	1990	4	7350	N	N	25912 192ND AVE SE
002	179639	0010	4/30/09	\$256,000	\$238,000	1090	7	1992	3	9541	N	N	17654 SE 268TH PL
002	291660	0060	6/29/09	\$220,000	\$208,000	1100	7	1980	3	7673	N	N	26233 196TH PL SE
002	179638	0470	11/4/08	\$277,000	\$244,000	1110	7	1990	3	7631	N	N	19112 SE 260TH PL
002	864821	0100	12/3/08	\$271,500	\$241,000	1120	7	1986	3	6071	N	N	19825 SE 267TH PL
002	865144	2380	8/4/09	\$199,900	\$191,000	1140	7	1977	3	4875	N	N	26610 TIMBERLANE DR SE
002	179636	1100	2/4/08	\$300,000	\$241,000	1140	7	1987	4	7226	N	N	18712 SE 262ND ST
002	179635	0020	3/4/09	\$210,550	\$193,000	1160	7	1987	3	9000	N	N	26127 184TH CT SE
002	865144	2840	7/15/09	\$234,000	\$223,000	1160	7	1978	5	4875	N	N	18745 SE 268TH ST
002	291661	0300	4/21/08	\$256,000	\$211,000	1170	7	1983	4	8764	N	N	19800 SE 263RD PL
002	417850	0800	9/17/08	\$298,000	\$258,000	1170	7	1989	3	7300	N	N	19103 SE 270TH PL
002	179636	0490	8/12/08	\$232,000	\$199,000	1180	7	1984	4	7870	N	N	26208 190TH PL SE
002	291661	0060	5/21/09	\$237,400	\$222,000	1180	7	1982	4	9749	N	N	26319 197TH PL SE
002	776040	0490	6/16/09	\$234,000	\$221,000	1230	7	1994	3	11590	N	N	20114 SE 258TH ST
002	864822	0070	7/8/08	\$250,000	\$212,000	1250	7	1988	3	9619	N	N	26919 201ST AVE SE
002	865144	0020	1/24/08	\$240,000	\$192,000	1260	7	1977	4	5200	N	N	18912 SE 265TH ST
002	179636	0170	9/11/08	\$315,000	\$273,000	1275	7	1984	4	7907	N	N	26207 188TH AVE SE
002	776040	0690	3/21/08	\$274,950	\$224,000	1280	7	1994	3	7396	N	N	20124 SE 258TH PL
002	179638	0240	4/14/08	\$303,000	\$249,000	1290	7	1990	4	8473	N	N	25914 193RD PL SE
002	179638	1050	3/13/09	\$280,000	\$257,000	1290	7	1990	3	8392	N	N	25903 193RD PL SE
002	776040	0410	8/11/08	\$300,000	\$257,000	1300	7	1996	3	11345	N	N	25719 201ST AVE SE
002	776040	0540	8/24/09	\$219,950	\$212,000	1310	7	1994	3	7350	N	N	25811 203RD AVE SE
002	179635	0940	10/8/08	\$273,000	\$238,000	1320	7	1988	4	9520	N	N	26108 185TH PL SE
002	864821	0300	9/25/09	\$237,500	\$231,000	1350	7	1988	4	8776	N	N	19918 SE 268TH ST
002	417850	0110	8/6/08	\$299,900	\$256,000	1370	7	1990	3	7040	N	N	19010 SE 270TH ST
002	776040	0830	1/23/09	\$275,000	\$248,000	1390	7	1994	3	14401	N	N	20101 SE 259TH ST
002	179635	0280	9/1/09	\$258,990	\$250,000	1390	7	1987	4	9086	N	N	25912 184TH PL SE
002	776040	0700	7/28/08	\$309,000	\$263,000	1390	7	1994	3	13591	N	N	20128 SE 258TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	776040	0570	6/18/09	\$285,000	\$269,000	1390	7	1995	3	10935	N	N	20218 SE 259TH ST
002	127400	0110	3/10/08	\$277,000	\$225,000	1400	7	1967	4	13056	N	N	17606 SE 266TH PL
002	179635	1040	10/12/09	\$249,800	\$244,000	1410	7	1981	4	8500	N	N	18537 SE 259TH PL
002	417850	0480	1/15/08	\$306,000	\$244,000	1410	7	1990	4	8277	N	N	19024 SE 270TH CT
002	864820	0090	11/12/09	\$244,950	\$241,000	1420	7	1983	4	7200	N	N	26616 197TH PL SE
002	179637	0640	3/27/09	\$264,000	\$243,000	1420	7	1992	3	7707	N	N	26012 189TH AVE SE
002	417850	0700	11/17/08	\$242,000	\$214,000	1450	7	1990	3	6966	N	N	19035 SE 271ST ST
002	179642	0010	7/2/08	\$362,000	\$306,000	1460	7	1995	3	6780	N	N	17608 SE 269TH PL
002	776040	0450	8/11/08	\$275,000	\$236,000	1470	7	1996	3	9335	N	N	25724 201ST AVE SE
002	179637	0540	10/23/08	\$255,000	\$224,000	1490	7	1990	4	7074	N	N	19031 SE 260TH ST
002	179638	1100	6/30/08	\$269,000	\$227,000	1490	7	1990	4	8485	N	N	19211 SE 259TH PL
002	179637	0520	7/10/09	\$262,500	\$250,000	1490	7	1990	4	7689	N	N	19024 SE 260TH ST
002	864822	0160	9/5/08	\$299,950	\$259,000	1490	7	1988	3	10601	N	N	27036 200TH AVE SE
002	179620	0060	7/8/08	\$275,000	\$233,000	1510	7	1977	4	9660	N	N	16631 SE 279TH PL
002	179670	0010	3/5/09	\$268,000	\$245,000	1520	7	2001	3	4310	N	N	26101 184TH AVE SE
002	417850	0810	5/5/08	\$315,000	\$261,000	1520	7	1990	4	8599	N	N	19109 SE 270TH PL
002	179637	0200	3/25/08	\$299,950	\$245,000	1530	7	1990	4	7378	N	N	25826 188TH AVE SE
002	179637	1030	2/6/08	\$294,000	\$236,000	1540	7	1992	3	8577	N	N	18625 SE 259TH ST
002	179637	0580	9/18/08	\$285,000	\$247,000	1560	7	1990	4	7599	N	N	19007 SE 260TH ST
002	417850	0010	12/9/09	\$275,000	\$273,000	1610	7	1990	3	8918	N	N	19108 SE 270TH PL
002	865011	0050	7/11/08	\$274,000	\$232,000	1620	7	1991	3	6897	N	N	18824 SE 271ST PL
002	865144	1940	6/24/09	\$222,000	\$210,000	1650	7	1977	4	5200	N	N	26721 186TH AVE SE
002	179620	0160	1/23/08	\$286,000	\$229,000	1650	7	1977	3	8670	N	N	27816 166TH AVE SE
002	179620	0320	1/15/08	\$295,000	\$235,000	1650	7	1977	4	9660	N	N	27726 168TH AVE SE
002	179620	0310	4/15/08	\$305,000	\$251,000	1650	7	1977	5	9660	N	N	27732 168TH AVE SE
002	179637	0020	1/28/08	\$316,500	\$254,000	1660	7	1990	4	8234	N	N	25837 187TH AVE SE
002	864821	0670	2/2/09	\$227,000	\$206,000	1670	7	1985	3	7534	N	N	19809 SE 266TH CT
002	179635	0520	1/21/09	\$224,900	\$203,000	1680	7	1983	4	7150	N	N	25841 186TH PL SE
002	179636	0240	7/7/09	\$275,000	\$261,000	1680	7	1987	4	7508	N	N	18813 SE 263RD ST
002	417850	0610	12/2/08	\$294,000	\$261,000	1740	7	1990	3	7040	N	N	27041 190TH AVE SE
002	085100	0080	4/27/09	\$297,000	\$276,000	1770	7	2001	3	6831	N	N	18221 SE 260TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	179637	0750	4/22/08	\$295,000	\$243,000	1890	7	1990	4	9829	N	N	26017 188TH AVE SE
002	864821	0170	7/7/08	\$306,000	\$259,000	1910	7	1987	4	9528	N	N	26801 199TH PL SE
002	776040	0720	9/26/08	\$339,000	\$295,000	2030	7	1996	3	9631	N	N	20129 SE 258TH PL
002	776040	0710	7/24/08	\$354,950	\$302,000	2030	7	1996	3	15687	N	N	20132 SE 258TH PL
002	776040	1010	2/22/08	\$344,950	\$279,000	2040	7	1994	3	7980	N	N	25916 202ND AVE SE
002	179670	0070	5/22/08	\$349,900	\$292,000	2275	7	2001	3	5828	N	N	18308 SE 261ST CT
002	865010	0170	11/12/08	\$308,000	\$272,000	1880	8	1989	3	7451	N	N	18810 SE 270TH ST
002	005030	0070	6/13/08	\$359,000	\$301,000	1900	8	2004	3	7002	N	N	20213 SE 260TH CT
002	005030	0040	5/13/08	\$455,000	\$378,000	2520	8	2003	3	10858	N	N	20214 SE 260TH CT
002	259178	0040	5/2/08	\$430,000	\$356,000	2700	8	2004	3	8046	N	N	20502 SE 261ST PL
002	864780	0010	5/23/08	\$447,500	\$373,000	2910	8	1991	4	9253	N	N	20003 SE 267TH PL
002	259178	0070	1/28/08	\$459,000	\$368,000	3260	8	2004	3	9439	N	N	20518 SE 261ST PL
002	228670	0050	10/9/09	\$515,000	\$503,000	2880	9	2006	3	11923	N	N	20009 SE 260TH PL
002	228670	0040	3/30/09	\$435,000	\$401,000	2970	9	2008	3	10030	N	N	20010 SE 260TH PL

Improved Sales Removed from this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	001190	0030	7/17/08	\$184,555	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
001	019350	0100	11/13/09	\$179,000	QUIT CLAIM DEED;RELATED PARTY/FRIEND/NEIGHBOR
001	019350	0170	9/19/08	\$204,000	NO MKT EXPOSURE;IMP.CHAR CHANGED SINCE SALE
001	020003	0030	6/28/08	\$345,000	NO MKT EXPOSURE;RELOCATION-SALE TO SERVICE
001	020003	0030	7/11/08	\$345,000	RELOCATION - SALE TO SERVICE
001	184310	0100	11/23/09	\$309,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	184313	0070	9/3/08	\$247,100	DIAGNOSTIC OUTLIER
001	184313	0760	6/13/09	\$303,100	RELOCATION - SALE TO SERVICE
001	184313	0790	2/6/09	\$328,959	EXEMPT FROM EXCISE TAX
001	184313	0790	6/4/09	\$282,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	186580	0040	1/2/08	\$61,952	DOR RATIO;QCD;RELATED PARTY/FRIEND/NEIGHBOR
001	186581	0060	12/14/09	\$338,132	EXEMPT FROM EXCISE TAX
001	186581	0350	7/24/09	\$165,000	NON-REPRESENTATIVE SALE
001	192206	9060	6/2/08	\$13,000	PART INTEREST; EASEMENT; RELATED PARTY
001	192206	9083	3/26/08	\$380,000	IMP COUNT
001	232981	0060	10/30/08	\$188,065	IMP. CHAR CHANGED SINCE SALE; SALE TO FRIEND
001	232981	0280	2/17/09	\$154,284	QUIT CLAIM DEED;RELATED PARTY/FRIEND/NEIGHBOR
001	232981	0290	3/27/08	\$305,000	QUIT CLAIM DEED;RELATED PARTY/FRIEND/NEIGHBOR
001	232981	0420	4/7/08	\$169,992	FORCED SALE
001	252205	9178	1/18/08	\$185,719	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	255081	0050	5/27/08	\$201,100	DIAGNOSTIC OUTLIER
001	255081	0150	8/17/09	\$328,500	DIAGNOSTIC OUTLIER
001	255081	0200	1/6/09	\$189,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	262175	0250	6/17/09	\$355,000	RELOCATION - SALE TO SERVICE
001	262175	0350	10/1/09	\$368,000	DIAGNOSTIC OUTLIER
001	262175	0360	9/30/09	\$104,751	QCD; PARTIAL INTEREST; RELATED PARTY/FRIEND
001	262176	0040	6/22/09	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	262176	0630	4/29/09	\$155,815	QUIT CLAIM DEED;RELATED PARTY/FRIEND/NEIGHBOR
001	262205	9130	2/12/08	\$374,900	UNFIN AREA; IMP.CHAR CHANGED SINCE SALE
001	429900	0150	4/25/08	\$419,900	RELOCATION - SALE TO SERVICE
001	546930	0240	5/30/08	\$253,431	FINANCIAL INSTITUTIONS;EXEMPT EXCISE TAX
001	546930	0480	10/15/09	\$177,025	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	554750	0070	9/3/08	\$269,950	NO MKT EXPOSURE;IMP.CHAR CHANGED SINCE SALE
001	564130	0110	2/13/09	\$310,000	DIAGNOSTIC OUTLIER
001	564130	0140	12/29/09	\$275,249	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	564130	0290	7/22/09	\$324,900	DIAGNOSTIC OUTLIER
001	571101	0110	9/10/09	\$187,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	614765	0100	10/2/09	\$260,000	DIAGNOSTIC OUTLIER
001	614765	0270	3/23/09	\$285,000	DIAGNOSTIC OUTLIER
001	614765	0380	8/18/09	\$280,000	DIAGNOSTIC OUTLIER
001	614765	0400	12/8/08	\$251,500	NO MARKET EXPOSURE
001	614765	0480	8/29/08	\$480,000	DIAGNOSTIC OUTLIER
001	669900	0970	11/16/09	\$290,500	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
001	669900	1170	6/20/08	\$350,000	RELOCATION - SALE TO SERVICE
001	669900	1190	8/6/09	\$252,200	EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	680630	0220	3/30/09	\$144,000	DOR RATIO;RELATED PARTY/FRIEND/NEIGHBOR
001	680630	0950	7/6/09	\$383,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	689251	0260	10/21/09	\$235,000	DIAGNOSTIC OUTLIER
001	714070	0020	7/27/09	\$279,000	DIAGNOSTIC OUTLIER
001	714070	0170	9/9/09	\$265,000	DIAGNOSTIC OUTLIER
001	714070	0720	7/1/09	\$342,715	BANKRUPTCY - RECEIVER OR TRUSTEE
001	714070	0730	11/3/08	\$443,986	FINANCIAL INSTITUTIONS; BANKRUPTCY; GOV AGENCY
001	714070	0760	11/9/09	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	714070	1040	3/25/08	\$447,348	NON-REPRESENTATIVE SALE
001	714070	1420	8/4/09	\$239,950	DIAGNOSTIC OUTLIER
001	756945	0460	10/7/09	\$250,000	DIAGNOSTIC OUTLIER
001	770150	0070	5/20/08	\$295,000	FORCED SALE
001	770150	0080	12/15/08	\$290,000	NO MKT EXPOSURE;RELATED PARTY/FRIEND/NHBR
001	794210	0010	6/19/09	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	794210	0280	6/30/08	\$292,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	794210	0290	11/11/09	\$149,000	BANKRUPTCY; GOV AGENCY; EXEMPT EXCISE TAX
001	794215	0110	6/29/09	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	809250	0420	4/28/09	\$64,011	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	809250	1210	12/31/09	\$210,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
001	809250	1280	7/17/09	\$150,000	DIAGNOSTIC OUTLIER
001	809250	1290	10/30/09	\$196,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	809250	1380	7/29/09	\$139,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	809250	1430	8/25/09	\$224,950	DIAGNOSTIC OUTLIER
001	809270	0210	10/30/09	\$112,502	EXEMPT FROM EXCISE TAX
001	856289	0030	3/7/08	\$452,500	RELOCATION - SALE TO SERVICE
001	856289	0900	2/17/09	\$351,500	RELOCATION - SALE TO SERVICE
001	923844	0140	7/14/08	\$59,525	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
001	950720	0120	8/20/08	\$275,000	1031 TRADE; BANKRUPTCY - RECEIVER OR TRUSTEE
001	950720	0840	1/7/09	\$288,000	BANKRUPTCY; GOV AGENCY; EXEMPT EXCISE TAX
001	950720	0880	1/9/09	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	127400	0080	1/10/08	\$263,950	RELOCATION - SALE TO SERVICE
002	127400	0510	1/4/08	\$100,000	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
002	127450	0010	11/12/09	\$180,000	DIAGNOSTIC OUTLIER
002	127450	0190	8/28/09	\$179,190	BANKRUPTCY - RECEIVER OR TRUSTEE
002	127450	0210	10/23/09	\$220,000	DIAGNOSTIC OUTLIER
002	179620	0010	5/28/08	\$240,000	NO MKT EXPOSURE;RELATED PARTY/FRIEND/NHBR
002	179620	0490	9/15/09	\$180,420	DIAGNOSTIC OUTLIER
002	179635	0970	11/26/08	\$95,715	DOR RATIO;QCD;RELATED PARTY/FRIEND/NEIGHBOR
002	179635	1050	5/29/08	\$338,000	NO MKT EXPOSURE;RELATED PARTY/FRIEND/NHBR
002	256960	0070	7/14/09	\$129,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	256960	0070	7/11/08	\$213,669	FINANCIAL INSTITUTIONS; EXEMPT FROM EXCISE TAX
002	291661	0180	4/11/08	\$267,950	ESTATE ADMIN;NO MARKET EXPOSURE;NON-REP SALE
002	292206	9007	10/2/09	\$189,000	DIAGNOSTIC OUTLIER
002	292206	9010	3/5/08	\$165,000	NO MKT EXPOSURE;IMP.CHAR CHANGED SINCE SALE
002	292206	9084	3/18/09	\$290,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	302206	9044	7/7/09	\$850,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	417850	0030	9/30/09	\$249,000	EXEMPT FROM EXCISE TAX
002	417850	0700	11/10/08	\$242,000	RELOCATION - SALE TO SERVICE
002	417850	0890	9/14/09	\$211,000	DIAGNOSTIC OUTLIER
002	431170	0020	4/22/09	\$100,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
002	431170	0080	1/17/08	\$172,300	NO MKT EXPOSURE;RELATED PARTY/FRIEND/NHBR
002	776040	1030	3/4/08	\$270,661	FINANCIAL INSTITUTIONS; BANKRUPTCY; GOV AGENCY
002	864780	0030	4/7/08	\$239,715	DIAGNOSTIC OUTLIER
002	864821	0100	11/3/08	\$283,000	RELOCATION - SALE TO SERVICE
002	864821	0500	6/22/09	\$215,000	DIAGNOSTIC OUTLIER
002	864822	0150	6/15/09	\$200,000	DIAGNOSTIC OUTLIER
002	865140	0120	5/1/09	\$141,250	BANKRUPTCY - RECEIVER OR TRUSTEE
002	865140	0190	3/13/08	\$205,350	DIAGNOSTIC OUTLIER
002	865140	0630	12/28/09	\$40,900	DOR RATIO; FINANCIAL INSTITUTION RESALE
002	865140	0640	1/8/09	\$160,000	DIAGNOSTIC OUTLIER
002	865140	0990	11/14/08	\$153,500	DIAGNOSTIC OUTLIER
002	865140	1370	1/10/08	\$212,000	NO MARKET EXPOSURE
002	865140	1430	6/5/09	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	865140	1470	8/13/09	\$125,000	NON-REPRESENTATIVE SALE
002	865140	1700	3/12/08	\$144,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	865140	1910	5/27/09	\$146,000	DIAGNOSTIC OUTLIER
002	865140	1930	5/13/09	\$100,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	865140	2470	10/23/08	\$219,961	NO MARKET EXPOSURE
002	865140	2480	10/10/08	\$241,250	NO MKT EXPOSURE;RELATED PARTY/FRIEND/NEIGHBR
002	865140	2620	11/23/09	\$242,921	EXEMPT FROM EXCISE TAX
002	865141	0080	3/20/08	\$119,190	CORPORATE AFFILIATES
002	865141	0130	6/20/08	\$174,900	CORPORATE AFFILIATES; BANKRUPTCY
002	865141	0130	2/4/08	\$182,228	CORPORATE AFFILIATES;BNKRPTY;EXEMPT EX TAX
002	865141	0200	12/30/09	\$132,000	FINANCIAL INSTITUTION RESALE
002	865141	0360	9/9/09	\$134,500	DIAGNOSTIC OUTLIER
002	865141	0420	1/29/08	\$220,000	NO MARKET EXPOSURE
002	865141	0630	11/20/08	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE;FORCED SALE
002	865141	0920	8/18/09	\$137,125	BANKRUPTCY - RECEIVER OR TRUSTEE
002	865141	1210	9/2/09	\$162,000	DIAGNOSTIC OUTLIER
002	865143	0160	7/14/08	\$136,000	CORPORATE AFFILIATES; BANKRUPTCY
002	865143	0170	3/30/09	\$150,000	DIAGNOSTIC OUTLIER
002	865143	0470	10/17/09	\$131,670	BANKRUPTCY - RECEIVER OR TRUSTEE
002	865143	0840	6/15/09	\$140,000	DIAGNOSTIC OUTLIER
002	865143	1060	1/30/09	\$137,190	BANKRUPTCY - RECEIVER OR TRUSTEE
002	865144	0040	7/14/09	\$183,650	BANKRUPTCY - RECEIVER OR TRUSTEE
002	865144	0350	5/20/08	\$128,000	QUIT CLAIM DEED;RELATED PARTY/FRIEND/NEIGHBOR
002	865144	0430	11/12/09	\$135,000	NON-REPRESENTATIVE SALE
002	865144	0460	12/21/09	\$161,000	DIAGNOSTIC OUTLIER
002	865144	1210	5/30/08	\$190,000	NO MKT EXPOSURE;RELATED PARTY/FRIEND/NHBR
002	865144	1290	11/30/09	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE

***Improved Sales Removed from this Annual Update Analysis
Area 86
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	865144	1440	9/28/09	\$174,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	865144	1500	8/27/09	\$150,000	DIAGNOSTIC OUTLIER
002	865144	1750	9/4/08	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	865144	2420	7/29/09	\$144,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	865144	2800	11/6/08	\$250,000	NO MKT EXPOSURE;RELATED PARTY/FRIEND/NHBR
002	865144	2840	9/3/08	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QCD
002	865144	2840	9/3/08	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	865144	2840	2/12/08	\$185,230	FINANCIAL INSTITUTIONS;EXEMPT EXCISE TAX
002	865144	2890	8/26/08	\$201,592	RELATED PARTY, FRIEND, OR NEIGHBOR
002	865144	3000	9/21/09	\$190,000	DIAGNOSTIC OUTLIER
002	865144	3100	7/29/09	\$215,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	865144	3220	10/2/08	\$195,000	NO MARKET EXPOSURE

***Vacant Sales Used in this Annual Update Analysis
Area 86***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
1	714070	0650	09/08/2009	\$76,000	6747	N	N
1	858640	0115	02/14/2008	\$395,000	178647	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 86***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	192206	9170	12/11/2009	\$240,000	INCLUDES PRELIMINARY PLAT FOR 14 LOTS
1	546720	0023	10/28/2009	\$187,000	MOBILE HOME SALE
1	714070	0190	11/12/2009	\$238,500	IMPROVED PROPERTY SALE
1	714070	0200	11/30/2009	\$253,201	IMPROVED PROPERTY SALE
1	714070	0230	12/04/2009	\$246,120	IMPROVED PROPERTY SALE
1	714070	0660	11/20/2009	\$284,915	IMPROVED PROPERTY SALE
1	714070	0670	11/18/2009	\$275,100	IMPROVED PROPERTY SALE
1	947850	0540	08/13/2009	\$317,550	IMPROVED PROPERTY SALE

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030 All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less

productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.



King County

Department of Assessments

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Lloyd Hara
Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

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